

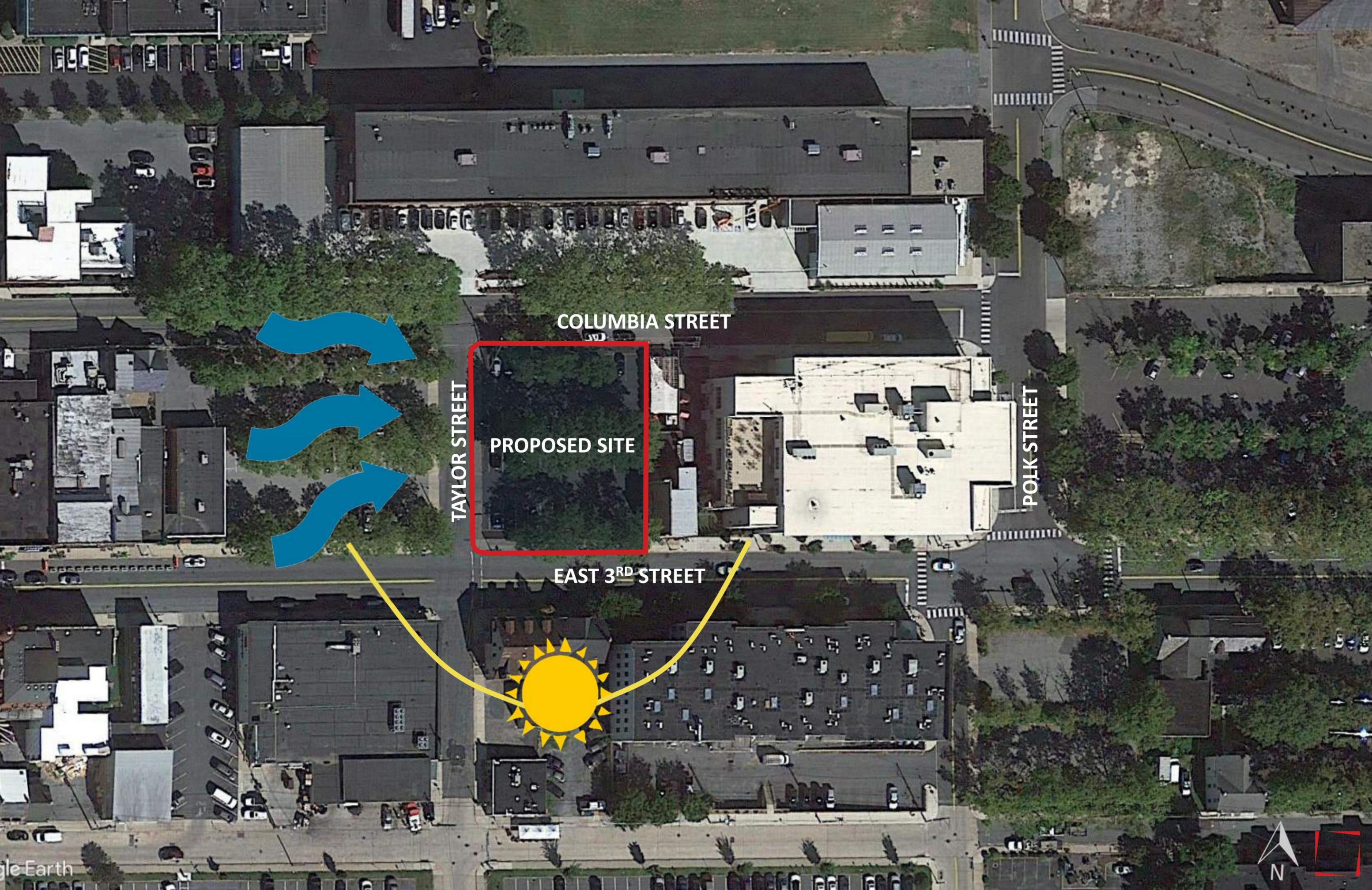


City of Bethlehem
3rd and Taylor Apartments

PERON
DEVELOPMENT



USA Architects



COLUMBIA STREET

PROPOSED SITE

TAYLOR STREET

POLK STREET

EAST 3RD STREET



Current Conditions



Current Conditions



APARTMENT BUILDING			
UNIT TYPE	QUANTITY	MIX	GSF
FIRST FLOOR			11,590 SF 2,100 SF COURTYARD
RESTAURANT	2135 SF		
ONE BEDROOM	3 UNITS		
TWO BEDROOM	2 UNIT		
AMENITY	1,490 SF		LOBBY + FITNESS
SECOND THRU FOURTH FLOOR			11,640 SF
ONE BEDROOM	6 UNITS X 3 = 18 UNITS		
TWO BEDROOM	4 UNITS X 3 = 12 UNITS		
FIFTH FLOOR			11,420 SF 880 SF TERRACES
ONE BEDROOM	6 UNITS		
TWO BEDROOM	3 UNITS		
AMENITY	1,040 SF		ROOF TERRACE + ROOM
TOTAL ONE BEDROOM	27 UNITS	61%	
TOTAL TWO BEDROOM	17 UNITS	39%	
TOTAL UNITS	44 UNITS		
TOTAL BUILDING SF			57,930 SF
TOTAL TERRACE SF			880 SF
AMENITIES NEEDED: 15 SF PER UNIT = 44 X 15 = 660 SF NEEDED 1090 SF PROVIDED (NOT INCLUDING TERRACE)			
FITNESS NEEDS: 10 SF PER UNIT = 44 X 10 = 440 SF NEEDED 733 SF PROVIDED			



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

APARTMENT BUILDING			
UNIT TYPE	QUANTITY	MIX	GSF
FIRST FLOOR			11,590 SF 2,100 SF COURTYARD
RESTAURANT ONE BEDROOM TWO BEDROOM AMENITY	2135 SF 3 UNITS 2 UNIT 1,490 SF		LOBBY + FITNESS
SECOND THRU FOURTH FLOOR			11,640 SF
ONE BEDROOM TWO BEDROOM	6 UNITS X 3 = 18 UNITS 4 UNITS X 3 = 12 UNITS		
FIFTH FLOOR			11,420 SF 880 SF TERRACES
ONE BEDROOM TWO BEDROOM AMENITY	6 UNITS 3 UNITS 1,040 SF		ROOF TERRACE + ROOM
TOTAL ONE BEDROOM TOTAL TWO BEDROOM TOTAL UNITS	27 UNITS 17 UNITS 44 UNITS	61% 39%	
TOTAL BUILDING SF TOTAL TERRACE SF			57,930 SF 880 SF

AMENITIES NEEDED:
15 SF PER UNIT = 44 X 15 = 660 SF NEEDED
1090 SF PROVIDED (NOT INCLUDING TERRACE)

FITNESS NEEDS:
10 SF PER UNIT = 44 X 10 = 440 SF NEEDED
733 SF PROVIDED



1 SECOND THRU FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



APARTMENT BUILDING			
UNIT TYPE	QUANTITY	MIX	GSF
FIRST FLOOR			11,590 SF 2,100 SF COURTYARD
RESTAURANT ONE BEDROOM TWO BEDROOM AMENITY	2135 SF 3 UNITS 2 UNIT 1,490 SF		LOBBY + FITNESS
SECOND THRU FOURTH FLOOR			11,640 SF
ONE BEDROOM TWO BEDROOM	6 UNITS X 3 = 18 UNITS 4 UNITS X 3 = 12 UNITS		
FIFTH FLOOR			11,420 SF 880 SF TERRACES
ONE BEDROOM TWO BEDROOM AMENITY	6 UNITS 3 UNITS 1,040 SF		ROOF TERRACE + ROOM
TOTAL ONE BEDROOM TOTAL TWO BEDROOM TOTAL UNITS	27 UNITS 17 UNITS 44 UNITS	61% 39%	
TOTAL BUILDING SF TOTAL TERRACE SF			57,930 SF 880 SF
AMENITIES NEEDED: 15 SF PER UNIT = 44 X 15 = 660 SF NEEDED 1090 SF PROVIDED (NOT INCLUDING TERRACE)			
FITNESS NEEDS: 10 SF PER UNIT = 44 X 10 = 440 SF NEEDED 733 SF PROVIDED			



1 FIFTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"





① SOUTH ELEVATION - E 3RD ST
 SCALE: 1/8" = 1'-0"



3RD AND TAYLOR APARTMENTS
 PERON DEVELOPMENT

SOUTH ELEVATION - E 3RD ST

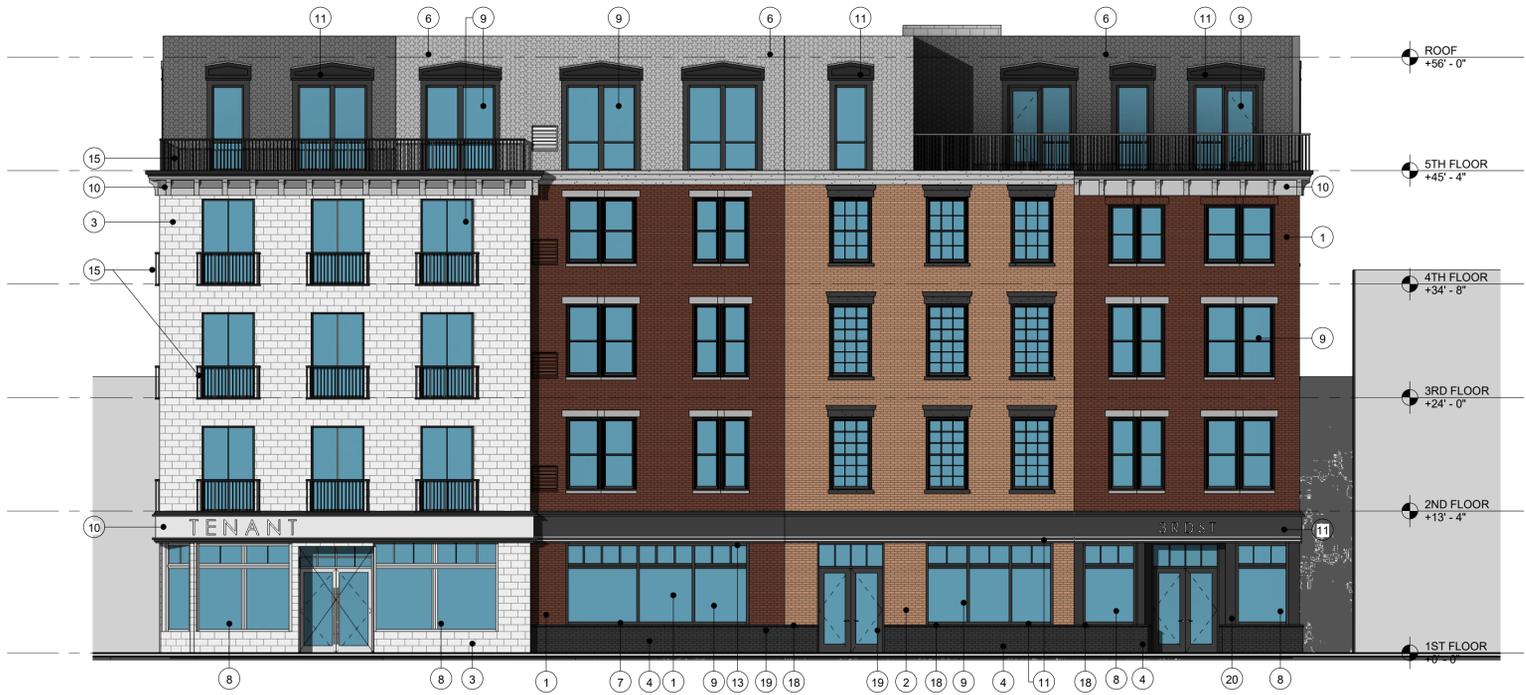
SCALE: 1/8" = 1'-0"





A WEST ELEVATION
SCALE: 1/8" = 1'-0"

B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND				
ITEM NO.	MATERIAL	BASIS OF DESIGN	STYLE	COLOR
1	THIN BRICK VENEER	WATSON TOWN BRICK COMPANY	-	BRADFORD TYPE 2
1A	FULL BED BRICK VENEER	WATSON TOWN BRICK COMPANY	-	BRADFORD TYPE 2
2	THIN BRICK VENEER	BELDEN	-	BELCREST 330
2A	FULL BED BRICK VENEER	BELDEN	-	BELCREST 330
3	CAST STONE VENEER	FADDIS CAST STONE	12" X 24"	WHITE
4	FULL BED BRICK VENEER	PACIFIC CLAY	-	DARK IRON SPOT SMOOTH
5	FIBER CEMENT SIDING	JAMES HARDIE	-	WHITE
6	FIBER CEMENT SCALLOP SIDING	JAMES HARDIE	-	NIGHT GRAY, PEARL GRAY BLEND
7	PRECAST SILL			
8	STOREFRONT SYSTEM	YKKI KAWNEER	VG45IT	ANNODIZED
9	COMPOSITE FIBERGLASS WINDOW	ANDERSEN FIBREX	100 SERIES	BLACK
10	MOLDED SPF TRIM	AZEK	-	WHITE
11	MOLDED SPF TRIM	AZEK	-	BLACK
12	FIBER CEMENT TRIM	-	-	-
13	PRECAST LINTEL			
14	ALUMINUM LOUVER			TO MATCH ADJACENT MATERIALS
15	ALUMINUM RAILING	-	-	BLACK
16	ALUMINUM SCUPPER	-	-	-
17	ALUMINUM GUTTER	-	-	-
18	BRICK ROWLOCK COURSE	-	-	TO MATCH ADJACENT BRICK
19	BRICK SOLDIER COURSE	-	-	TO MATCH ADJACENT BRICK
20	FIBER CEMENT PANELS	JAMES HARDIE	-	IRON GRAY
21	FULL BED BRICK VENEER	STATESVILLE	-	CASA BLANCA



B COURTYARD ELEVATION FACING SOUTH
SCALE: 1/8" = 1'-0"



C COURTYARD ELEVATION FACING NORTH
SCALE: 1/8" = 1'-0"



A EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND				
ITEM NO.	MATERIAL	BASIS OF DESIGN	STYLE	COLOR
1	THIN BRICK VENEER	WATSONTOWN BRICK COMPANY	-	BRADFORD TYPE 2
1A	FULL BED BRICK VENEER	WATSON TOWN BRICK COMPANY	-	BRADFORD TYPE 2
2	THIN BRICK VENEER	BELDEN	-	BELCREST 330
2A	FULL BED BRICK VENEER	BELDEN	-	BELCREST 330
3	CAST STONE VENEER	FADDIS CAST STONE	12" X 24"	WHITE
4	FULL BED BRICK VENEER	PACIFIC CLAY	-	DARK IRON SPOT SMOOTH
5	FIBER CEMENT SIDING	JAMES HARDIE	-	WHITE
6	FIBER CEMENT SCALLOP SIDING	JAMES HARDIE	-	NIGHT GRAY, PEARL GRAY BLEND
7	PRECAST SILL			
8	STOREFRONT SYSTEM	YKK/KAWNEER	VG45IT	ANNODIZED
9	COMPOSITE FIBERGLASS WINDOW	ANDERSEN FIBREX	100 SERIES	BLACK
10	MOLDED SPF TRIM	AZEK	-	WHITE
11	MOLDED SPF TRIM	AZEK	-	BLACK
12	FIBER CEMENT TRIM	-	-	-
13	PRECAST LINTEL			
14	ALUMINUM LOUVER			TO MATCH ADJACENT MATERIALS
15	ALUMINUM RAILING	-	-	BLACK
16	ALUMINUM SCUPPER	-	-	-
17	ALUMINUM GUTTER	-	-	-
18	BRICK ROWLOCK COURSE	-	-	TO MATCH ADJACENT BRICK
19	BRICK SOLDIER COURSE	-	-	TO MATCH ADJACENT BRICK
20	FIBER CEMENT PANELS	JAMES HARDIE	-	IRON GRAY
21	FULL BED BRICK VENEER	STATESVILLE	-	CASA BLANCA



3RD AND TAYLOR APARTMENTS
PERON DEVELOPMENT

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



Proposed Views

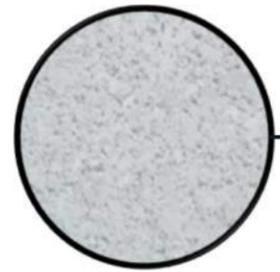


Proposed Views

JAMES HARDIE
HALF-ROUND SIDING
NIGHT GRAY,
PEARL GRAY BLEND



FADDIS CAST STONE
WHITE



**WATSONTOWN
BRICK COMPANY**
BRADFORD TYPE 2



BELDEN BRICK
BELCREST 330



PACIFIC CLAY BRICK
DARK IRON SPOT
SMOOTH

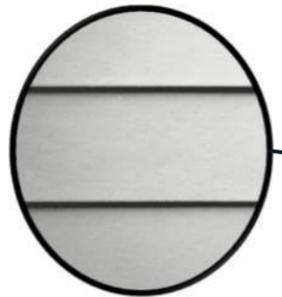


Proposed Views

JAMES HARDIE
HALF-ROUND SIDING
NIGHT GRAY,
PEARL GRAY BLEND



JAMES HARDIE
FIBER CEMENT LAP
SIDING - SMOOTH
ARTIC WHITE



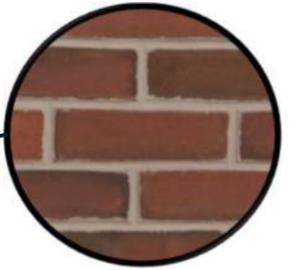
STATESVILLE BRICK
CASA BLANCA



FADDIS CAST STONE
WHITE



**WATSONTOWN
BRICK COMPANY**
BRADFORD TYPE 2



BELDEN BRICK
BELCREST 330



COLUMBIA STREET

TAYLOR STREET



Interior Lobby

